

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting November 20, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Charles Baldelli
Roger Bouchard
Janet Lemieux

Duncan C. Speel, Deputy Director
Attorney Joseph J. Rodio, Sr.
Attorney Joseph J. Rodio, Jr.
Stephen Vadnais
Theresa Corbeille -Absent

2. Good and Welfare for the Audience - none
3. Good and Welfare for the Commissioners

Chairman Lahousse extended an invitation to all Commissioners to attend the staff Christmas luncheon at River Falls on Friday, December 12 at noon.

The Chair asked for a motion to take out of order New Business Item A. Discussion regarding qualifications and issuing ad for the hiring of an Executive Director for the Woonsocket Housing Authority. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony. Roll call was unanimous.

Hiring Consultant Stephen Vadnais and the Board discussed minimum requirements and qualification for the Executive Director, as well as advertising strategies and timelines. The Board agreed on some additional minimum requirements and authorized Mr. Vadnais to proceed with the advertising.

A motion was made by Commissioner Bouchard to accept the discussed changes; the motion was seconded by Commissioner Anthony. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

4. The Chairman asked for a motion to accept the minutes for the Public Meeting of October 9, 2014, the regular meeting of October 9, 2014, and the special meeting of October 30, 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

Commissioner Lemieux questioned two roll calls being taken on Item 6 in the October 9, 2014 regular meeting minutes. The Chairman made a motion to strike the first roll call and amend the minutes of the regular meeting of October 9, 2014. The motion was seconded by Commissioner Bouchard.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of October 2014. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort

Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

6. The Chairman asked for a motion to accept and place on file for the purposes of discussion, the Communications and Interest of the Authority – A – F. A motion was made by Commissioner Baldelli and seconded by Commissioner Bouchard.

Commissioner Lemieux questioned the correspondence regarding the sign for St. Germain Manor. The Deputy explained that the old sign was faded and tattered and needs to be replaced. The communication is a graphic of the new sign.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Deputy Director, for purposes of discussion. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

The Deputy submitted his report as written noting that the smoke barrier work in the attics at Morin Heights has begun and the work on the porch decks at Parkview has begun. The quality control file review conducted by NCHM has concluded and the report should be received next week. A security grant has been submitted to the RI Department of Elder Affairs. The Deputy also mentioned some of the staffing shortages that the WHA is currently experiencing. The Deputy spoke about the RFQ for the Master Developer. There was some discussion amongst the Board and Attorney Rodio Sr. regarding the options that the WHA may have with this developer.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

7B. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Vice Chairwoman Rochefort asked about the staffing shortage at the highrises. The Deputy explained the WHA's plan to keep that office running smoothly with other staff assisting.

The Chair commended the Deputy and asked him to speak about the all-staff meeting at the railroad depot. The Deputy explained that he had a meeting to update all WHA employees on current happenings and also had General Centracchio speak. The meeting was well received by all staff.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

8. Report of Committees – none

9. Unfinished Business – none

10. New Business

A. Taken out of order

- B. Chairman Lahousse asked for a motion to enter into discussion of the responses to the RFQ for a Master Developer for Veterans Memorial. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

Attorney Rodio recapped the RFQ process to date and noted that there is now a new bidder. He suggested that the Procurement Officer conduct an analysis to be certain that the bid comports to the RFQ and report to the Board, then the subcommittee should meet with the bidder to discuss the next step. If the RFQ does not comport with the RFQ, then the WHA would enter into competitive negotiations to determine which bidder is the best option for the WHA. Corcoran Jennison did not respond to the WHA's RFQ, according to Joe Garlick, because the WHA would not include old language referencing a partnership that had not yet been approved. The new bidder is a large company with over 320 projects completed in 15 states. The Deputy suggested that this new bidder, because of its size and scope, might give the WHA more options. The new bidder is based in Boston with other offices across the country. Attorney Rodio concurred that there appears to be more flexibility with this new bidder. Commissioner Bouchard's research seemed to indicate that the new bidder has had some prior business with Neighborworks and wonders why they did not bid the first time. The Chairman stated that the Board has to be diligent in getting all information on the table to be certain that the decisions made are in the best interest of the Housing Authority. Attorney Rodio noted that in the implementation grant, the WHA should be the co-grantee, at the least; maybe the lead grantee as it is the WHA's property. The WHA needs to retain control of its property.

The Chairman made a motion to have the Procurement Officer compare the new bid to the RFQ and to circulate a memo (as to whether or not it comports to the RFQ) to the Board accordingly. The motion was seconded by the Vice Chair.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

NAYS

- C. The Chairman asked for a motion to approve Resolution #1136: Approval of Section Payment Standards to reflect FY 2015 Fair Market Rents. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
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Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

- D. The Chairman asked for a motion to approve issuing an RFP for waste disposal. The motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

Attorney Rodio explained that the WHA security department caught the current vendor co-mingling WHA trash with City trash which is improper under the contract. The WHA will work with the City to work under their cap to get the benefit of a reduced tonnage rate. The WHA’s contract with the current vendor is void considering the illegal co-mingling issue. The WHA will also work out an agreement with the City for the payment of tipping fees. There was some brief discussion the history of WHA trash disposal, the current City hauler, and the possibility of prosecuting the current hauler for illegal activity; Attorney Rodio advised against the latter.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

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Commissioner Bouchard
Commissioner Lemieux

- E. The Chairman asked for a motion to approve the Board of Commissioners’ 2015 Monthly Meeting schedule. The motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

The October meeting is the only month off schedule.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
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Commissioner Baldelli
Commissioner Bouchard
Commissioner Lemieux

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Commissioner Baldelli at 5:55 p.m.

Roll call vote was unanimous.

Duncan C. Speel
Deputy Director